

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

Mel Carnahan, Governor • Stephen M. Mahfood, Director

DIVISION OF ENVIRONMENTAL QUALITY

P.O. Box 176 Jefferson City, MO 65102-0176

JUL 24 1998

Ms. P. Kerdasha
SGP Holdings, Inc.
5500 Lincoln Avenue
Evansville, IN 47715

RE: Certification of Completion, Hazardous Substance Environmental Remediation of
Signet Graphic Products, 10751 Midwest Industrial Boulevard, St. Louis, Missouri

Dear Ms. Kerdasha:

The final report dated March 12, 1997, for the Signet Graphic Products site has been reviewed. This is to certify that no further action is needed at the site related to the contamination identified in the environmental site assessments and for which remedial action has occurred under the oversight of the Voluntary Cleanup Program. This Certification of Completion is contingent on the conditions in the Deed Restriction, which was recorded with the St. Louis County Recorder of Deeds on February 23, 1998, being met now and in the future. A copy of the Deed Restriction is attached and made a part hereof.

Failure to comply with the conditions of the Deed Restriction may result in this letter being declared invalid. Should this occur, a notice to this effect will be placed in the property chain of title by the department.

Site assessments of the property revealed the existence of volatile organic compounds in subsurface soil on the site in an area associated with the former location of underground storage tanks near the southeastern corner of the Signet Graphic Products building. In remediating the site, contaminated soil was excavated and shipped off-site for disposal in accordance with the department-approved remedial action plan for the site. The department has determined that, overall, the remedial actions taken and the cleanup standards attained are protective of human health and the environment given the current use of the property. However, because cleanup standards were not attained in two distinct parts of the site, one of which is beneath the building, the department required that the attached Deed Restriction be recorded in the property chain of title.

Should future monitoring or other investigations at or near the subject property find that additional contamination is present that was not identified or addressed during the

Ms. P. Kerdasha
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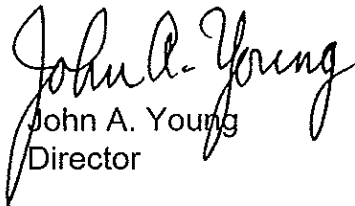
investigations and remedial actions referred to in this letter, the department may require additional investigation and remedial action as necessary. Further, should the department determine that the conditions set forth in the attached Deed Restriction have been violated, the department may declare this letter invalid through the placement of an additional notice in the property chain of title.

Complete files concerning the investigation and remediation of this site are maintained at the offices of the Missouri Department of Natural Resources, Hazardous Waste Program, in Jefferson City, Missouri.

Thank you for participating in this program.

Sincerely,

DIVISION OF ENVIRONMENTAL QUALITY


John A. Young
Director

JAY:tcp

Attachment

c: Mr. Darryl Bowles, GEHM Environmental
Mr. Dale Guariglia, Bryan Cave L.L.P.
Mr. Wallace Weeks

DEED RESTRICTION

THIS DEED RESTRICTION, made this 24th day of November, 1997 by SGP Holdings, Inc. (referred to herein as the former Signet Graphic Products, Inc.) and First Industrial Financing Partnership, L.P. the latter as owner of the property described in that certain Deed of Title filed on July 1, 1994 in the Official Records of St. Louis County, Missouri in Book 10245, Page 1815 (the "Site"), bearing the legal description:

A tract of land in U.S. Survey 3042, Township 46 North, Range 5 East, being part of Section 2 of Midwest Industrial Center, according to the plat recorded in Plat Book 114 Page 44 of the St. Louis County Records, and described as follows: Beginning in the North line of a tract conveyed to William Washington Viehmann by deed recorded in Book 227 Page 103, distant 575 feet West of the West line of Warson Road, 40 feet wide, which point in the Northwest corner of a tract conveyed to Martin E. Galt, Jr., and wife by deed recorded in Book 5594 Page 288; Thence continuing along said North line of said Viehmann Tract North 87 degrees 47 minutes West a distance of 368.81 feet to a point; Thence South 2 degrees 13 minutes West a distance of 200 feet to a point in the North line of Midwest Industrial Boulevard, 50 feet wide; Thence along said North line South 87 degrees 47 minutes East a distance of 368.81 feet to the Southwest corner of said Galt Tract, aforesaid and thence North along the West line of said Galt Tract a distance of 200 feet to the point of beginning.

Address: 10751 Midwest Industrial

WITNESSETH

WHEREAS, the former Signet Graphic Products, Inc. acknowledges that the Missouri Department of Natural Resources/Hazardous Waste Program/Hazardous Substance Environmental Remediation Section's (MDNR/HWP/HSER) established cleanup criteria in effect as of April 1995, provides that the maximum allowable concentrations of toluene, ethyl benzene, and total xylenes in soil at the Site are 10 parts per million (ppm), 50 ppm, and 50 ppm, respectively.

WHEREAS, the former Signet Graphic Products, Inc. also acknowledges that soil samples obtained at the Site show that soil in certain parts of the Site, as shown in Exhibit A hereto, contain toluene, ethyl benzene, and total xylenes in concentrations that exceed the MDNR/HWP/HSER established cleanup criteria for the Site.

WHEREAS, the former Signet Graphic Products, Inc. entered the Site into Missouri's Hazardous Substance Environmental Remediation Program to voluntarily remove soil contamination, containing, among other contaminants, toluene, ethyl benzene, and total xylenes, associated with underground storage tanks previously located on the Site to the extent practical.

The former Signet Graphic Products, Inc. was successful in remediating contaminated soils at the Site, save those remaining as shown in Exhibit A hereto, and the MDNR/HWP/HSER issued a certification of completion letter with respect to the contaminated soils at the Site, subject to this Deed Restriction.

WHEREAS, the former Signet Graphic Products, Inc. and First Industrial Financing Partnership, L.P. the latter as owner of the property, hereby agree that because concentrations of toluene, ethyl benzene, and total xylenes remaining on the Site in soil exceed the MDNR/HWP/HSER established cleanup criteria for the Site, the former Signet Graphic Products, Inc. and First Industrial Realty Trust, Inc. shall subject the Site to certain restrictions of record, as set forth below.

NOW THEREFORE, the following activities shall be prohibited at the Site, except with the express written permission of the MDNR/HWP/HSER:

1. Excavation of soil at the Site containing toluene in concentrations of greater than 10 ppm, ethyl benzene in concentrations of greater than 50 ppm, and/or total xylenes in concentrations of greater than 50 ppm;
2. Altering, excavating, removing, cutting, or conducting other activities which may affect the integrity of the floor of the building located on the Site and under which part of the soil containing toluene, ethyl benzene, and total xylenes at concentrations exceeding the MDNR/HWP/HSER established cleanup criteria for the Site, such that the floor of the building is no longer effective as a means to control access to, exposure from, and migration of soil containing toluene, ethyl benzene, and/or total xylenes at concentrations exceeding the MDNR/HWP/HSER established cleanup criteria for the Site.

FURTHERMORE, the former Signet Graphic Products, Inc. and First Industrial Financing Partnership, L.P., the latter as owner of the Site, hereby agree that for so long as concentrations of toluene, ethyl benzene, and total xylenes in soils at the Site exceed the MDNR/HWP/HSER established cleanup criteria for the Site, the former Signet Graphic Products, Inc., and First Industrial Financing Partnership, L.P. shall subject the Site to certain further restrictions of record, as set forth below:

NOW THEREFORE, the following additional restrictions affect the Site:

1. The floor of the building located on the Site and under which toluene, ethyl benzene, and total xylenes exist at concentrations exceeding the MDNR/HWP/HSER established cleanup criteria for the Site shall be maintained so that the floor remains an effective control mechanism to prevent access to, exposure from, and migration of toluene, ethyl benzene, and total xylenes contamination, for as long as the soil shall contain toluene, ethyl benzene, and total xylenes in concentrations exceeding the MDNR/HWP/HSER established cleanup criteria for the Site;

IN WITNESS WHEREOF, SGP Holdings, Inc. has caused this Deed Restriction to be executed in its name by its duly authorized officer, and its seal affixed on the day and year first above written.

[CORPORATE SEAL]

SGP Holdings, Inc.

ATTEST

By: _____
Name: _____
Title: _____

By: Phyllis I. Kerdasha
Name: Phyllis I. KERDASHA
Title: President

)
) SS:
)

I, JUDITH A. SHARER, a notary public, do hereby certify that on this 13th day of FEB, 1998, personally appeared before me PHYLLIS I. KERDASHA, who, being by me first duly sworn, declared that s/he is the PRESIDENT of SGP HOLDINGS INC and that s/he signed the foregoing document as PRESIDENT of SGP HOLDINGS INC and that the statements therein contained are true.

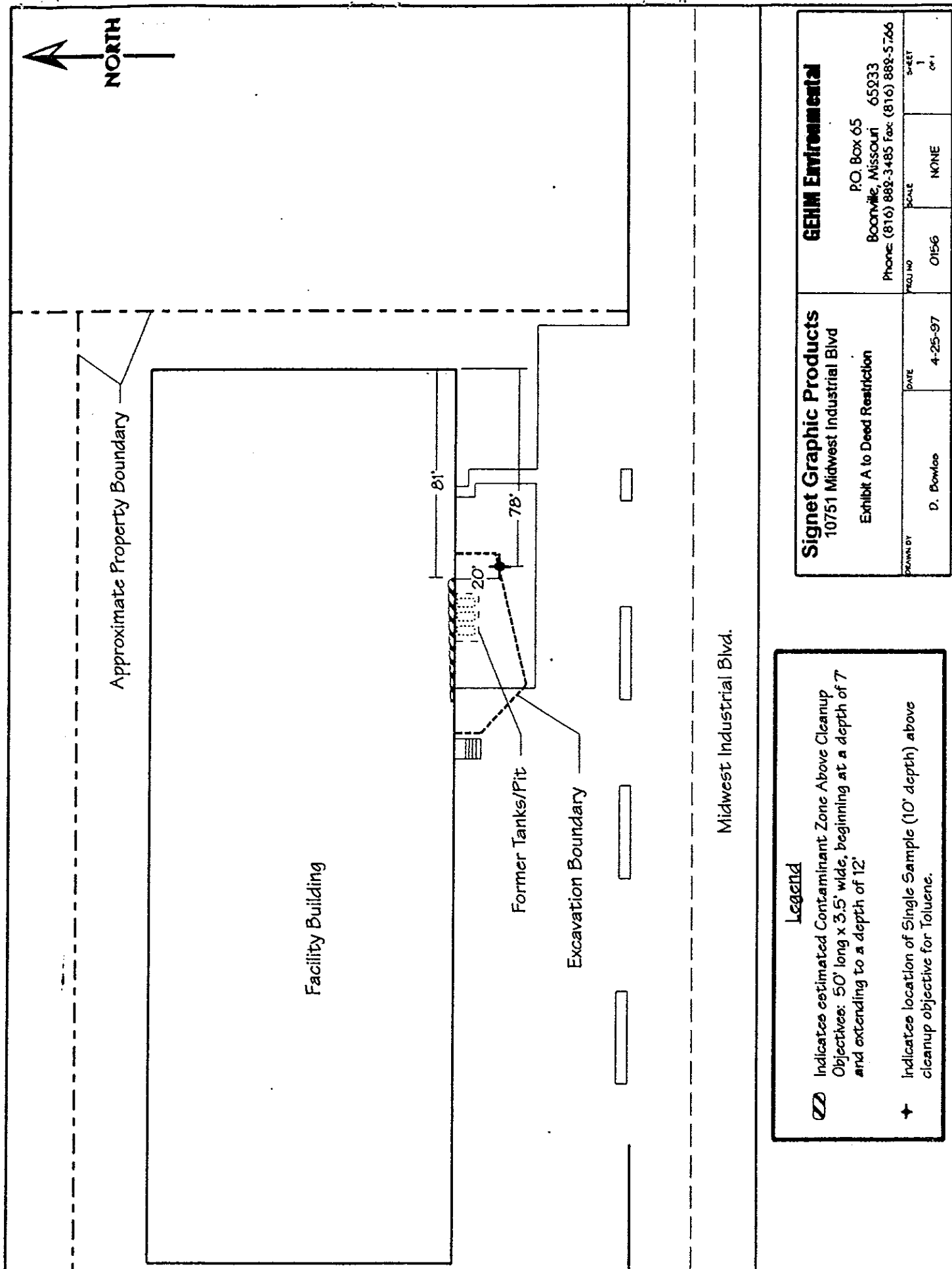
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year before written.

(Notary Seal)

Judith A Sharer
Notary Public

JUDITH A SHARER
NOTARY PUBLIC STATE OF INDIANA
VANDERBURGH COUNTY
MY COMMISSION EXP. FEB. 9, 2000

EXHIBIT A

**Legend**

ZZ Indicates estimated Contaminant Zone Above Cleanup Objectives: 50' long x 3.5' wide, beginning at a depth of 7' and extending to a depth of 12'.

+ Indicates location of Single Sample (10' depth) above cleanup objective for Toluene.

Signet Graphic Products
10751 Midwest Industrial Blvd

Exhibit A to Deed Restriction

GEHM Environmental

P.O. Box 65
Boonville, Missouri 65033
Phone: (816) 882-3485 Fax: (816) 882-5766

DRAWN BY	DATE	PROJECT NO	SCALE	SHEET
D. Dowling	4-25-97	0156	NONE	1 of 1

Midwest Industrial Blvd.

VCP

Z 200 405 585


**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse) Signet Graphics

PS Form 3800, March 1993

Sent to Ms. P. Kerdasha	
Street and No. 5500 Lincoln Ave.	
P.O., State and ZIP Code Evansville, IN 47715	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

**Fold at line over top of envelope to the
right of the return address**

CERTIFIED

Z 200 405 585

MAIL

VCP

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

**Ms. P. Kerdasha
SGP Holdings, Inc.
5500 Lincoln Avenue
Evansville, IN 47715**

4a. Article Number

Z 200 405 585

4b. Service Type

- | | |
|---|---|
| <input type="checkbox"/> Registered | <input checked="" type="checkbox"/> Certified |
| <input type="checkbox"/> Express Mail | <input type="checkbox"/> Insured |
| <input type="checkbox"/> Return Receipt for Merchandise | <input type="checkbox"/> COD |

7. Date of Delivery**5. Received By: (Print Name)****6. Signature: (Addressee or Agent)**

X

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.